



City of Alexandria, Virginia

OLD TOWN NORTH SMALL AREA PLAN UPDATE

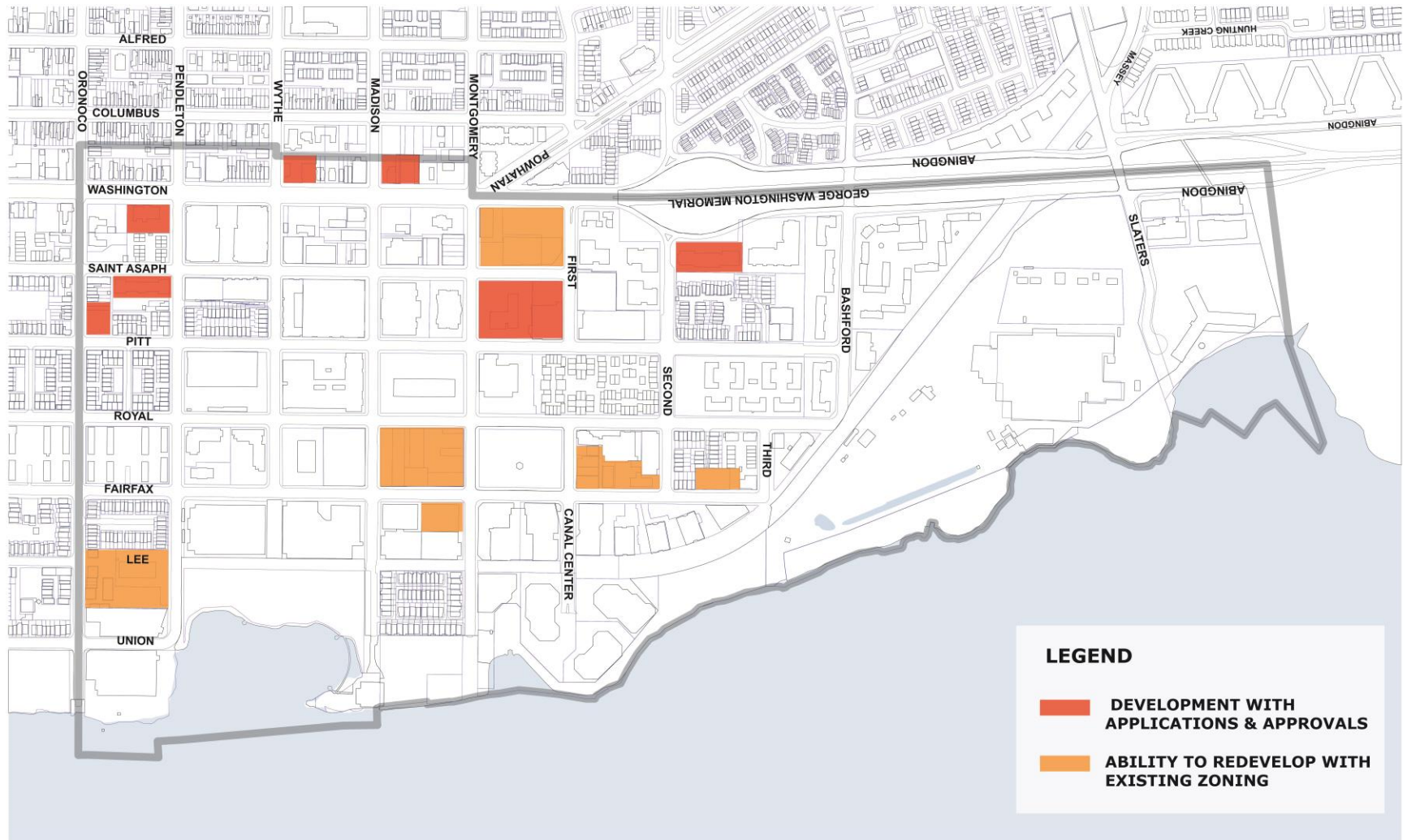
ADVISORY GROUP MEETING #8

**Wednesday, June 8, 2016
7:00 – 9:00 PM**

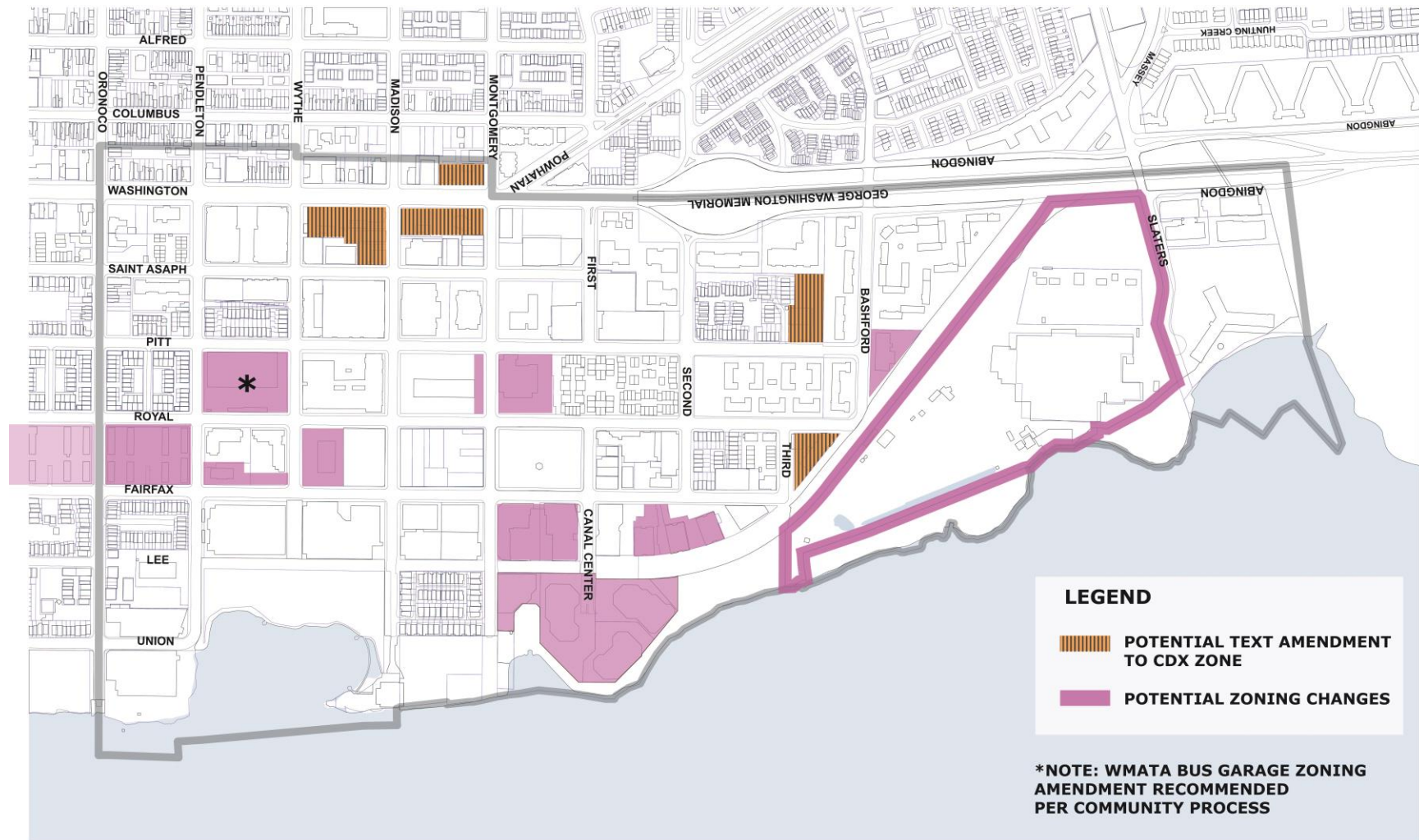
PREVIOUS DEVELOPMENT DISCUSSION



POTENTIAL TO REDEVELOP UNDER EXISTING ZONING



POTENTIAL ZONING CHANGES & TEXT AMENDMENT



OTN PROJECTIONS

- a) Development
- b) Population
- c) Employment

PROJECTIONS

- a) Purpose
- b) Need

POTENTIAL REDEVELOPMENT AREAS 2016-2040



AREA 1



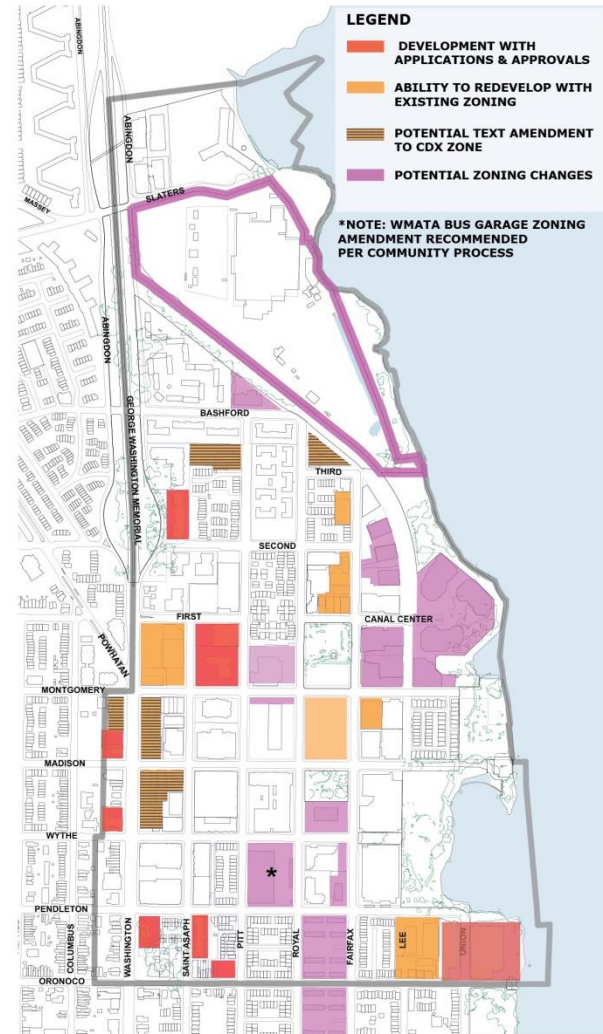
AREA 2



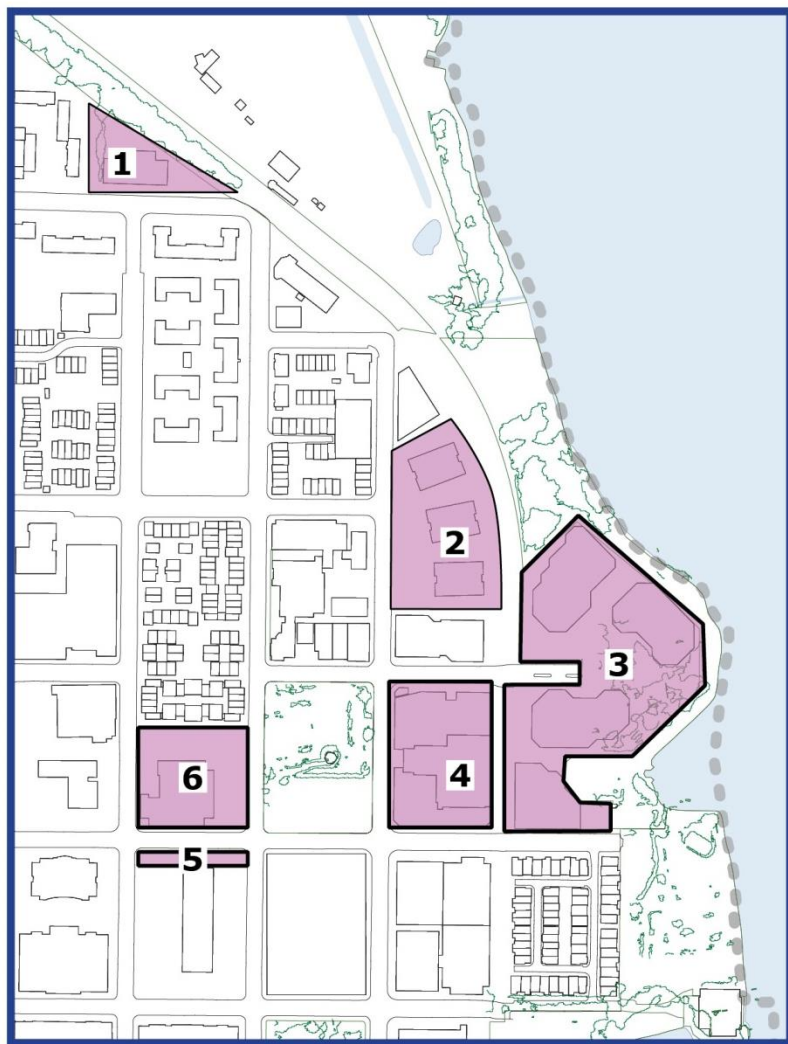
AREA 3



AREA 4



AREA 1 (2016-2040)



Site 1

- Potential for Affordable Housing
- Connectivity
- Streetscape Improvements
- Improved Urban Design Features

Sites 2, 3 & 4

- Potential for Affordable Housing
- Connectivity
- Streetscape Improvements
- Improved Urban Design Features
- Mix of Uses
- Retail

Site 5

- Streetscape Improvements
- Improved Urban Design Features
- Retail

Site 6

- Potential for Affordable Housing
- Connectivity
- Streetscape Improvements
- Improved Urban Design Features

IMPLEMENTATION OF PLAN PRINCIPLES AREA 3 (2016-2040)



Site 1

- Potential for Affordable Housing
- Streetscape Improvements
- Improved Urban Design Features

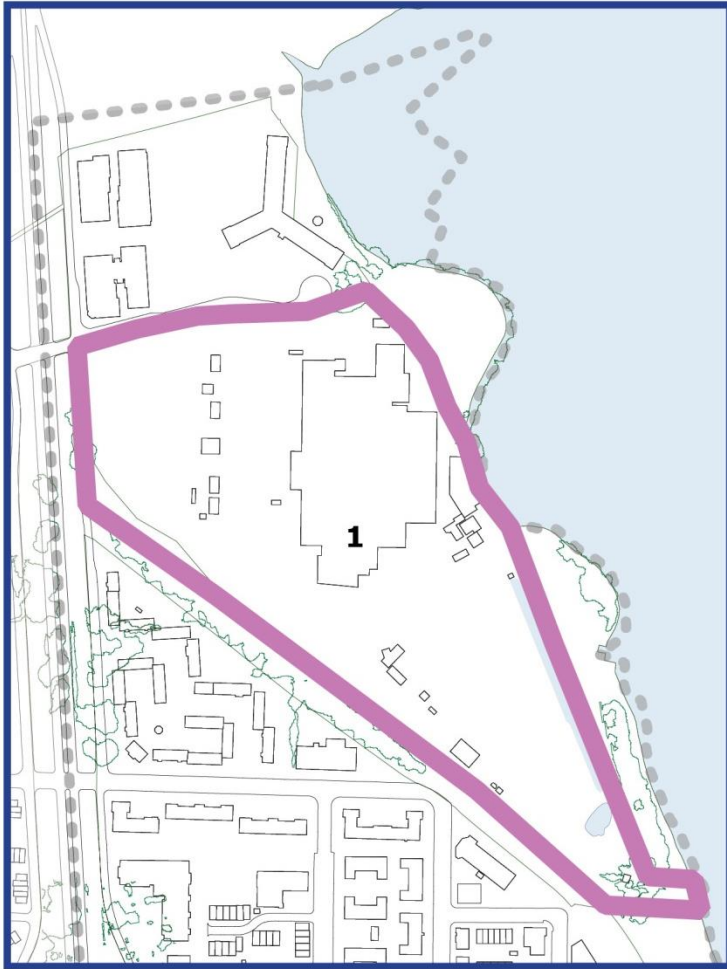
Site 2

- Potential for Affordable Housing
- Streetscape Improvements
- Improved Urban Design Features

Site 3

- Potential for Affordable Housing
- Streetscape Improvements
- Improved Urban Design Features

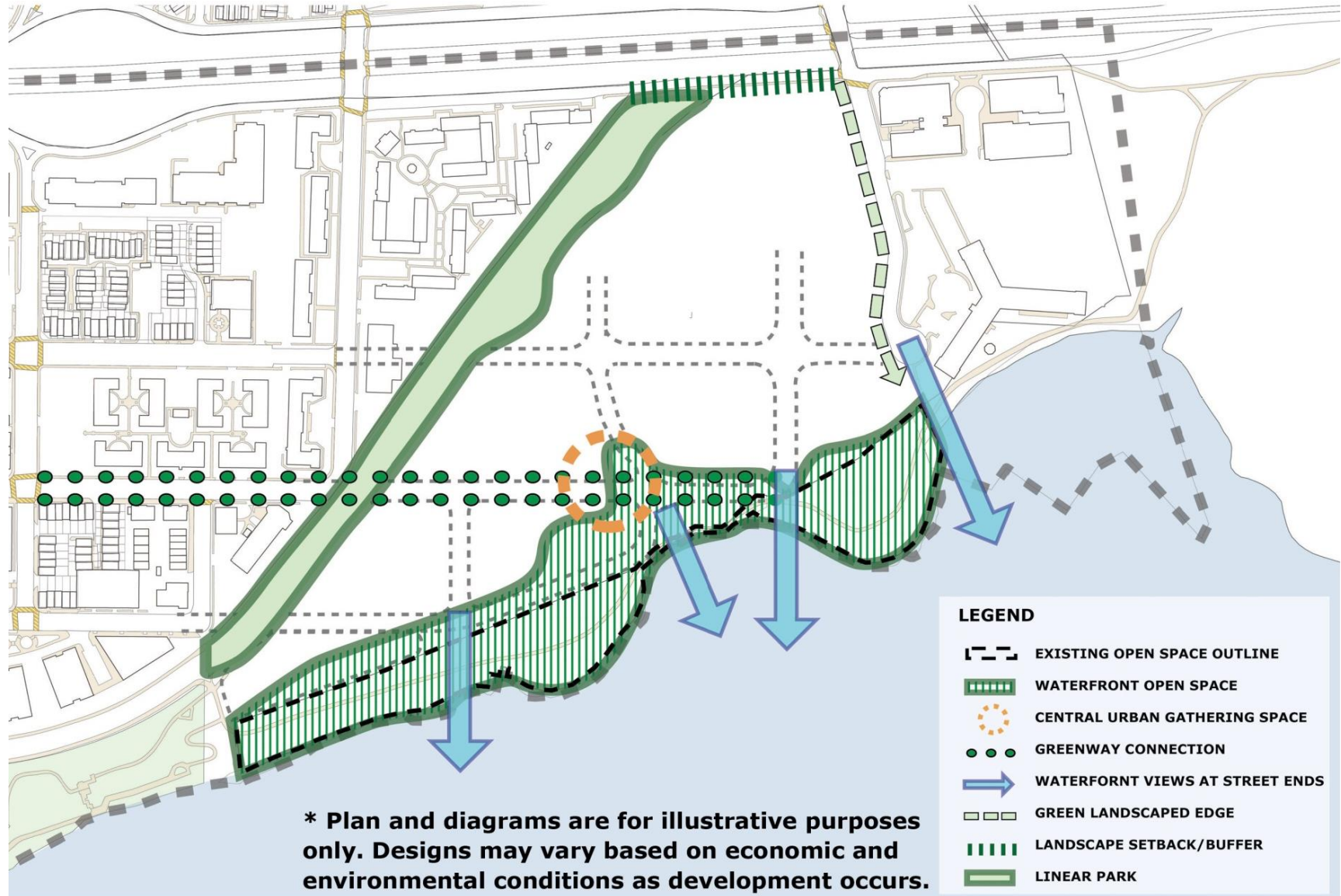
IMPLEMENTATION OF PLAN PRINCIPLES AREA 4 (2016-2040)



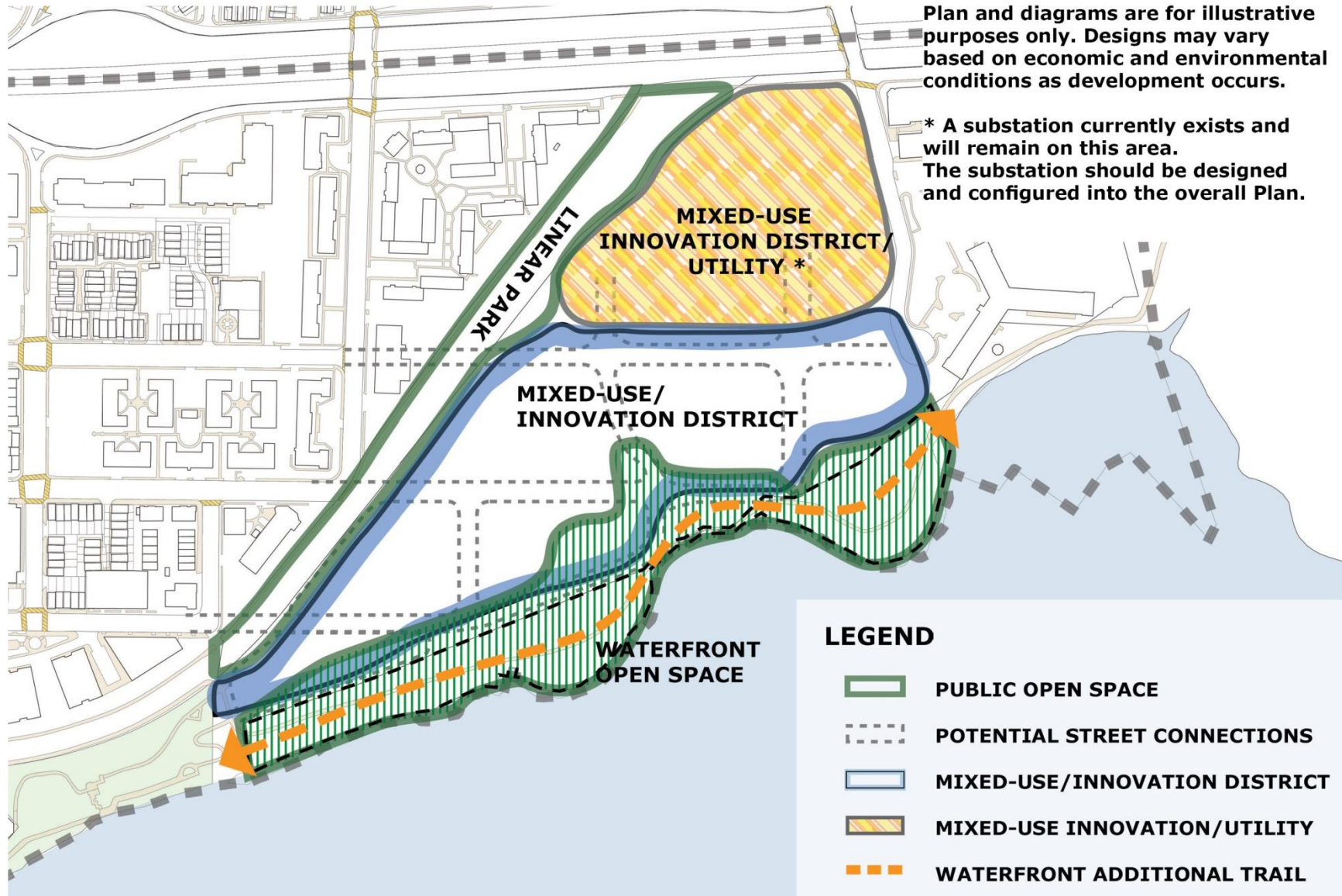
Site 1

- Potential for Affordable Housing
- Connectivity
- Streetscape Improvements
- Improved Urban Design Features
- Mix of Uses
- Expanded Public Waterfront/Open Space
- Signature/Innovative Uses

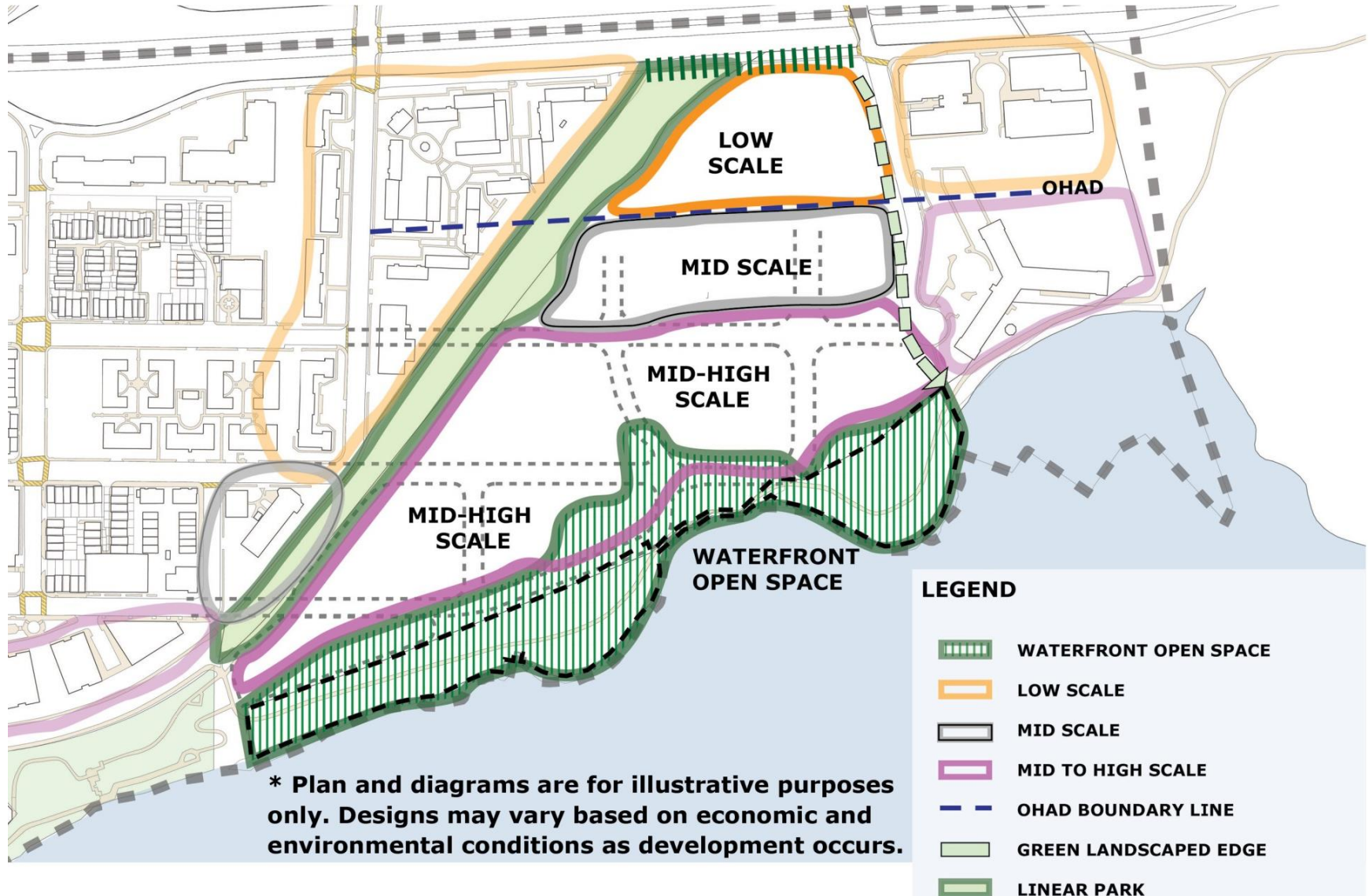
POTENTIAL OPEN SPACE DIAGRAM AREA 4 (NRG/PEPCO)



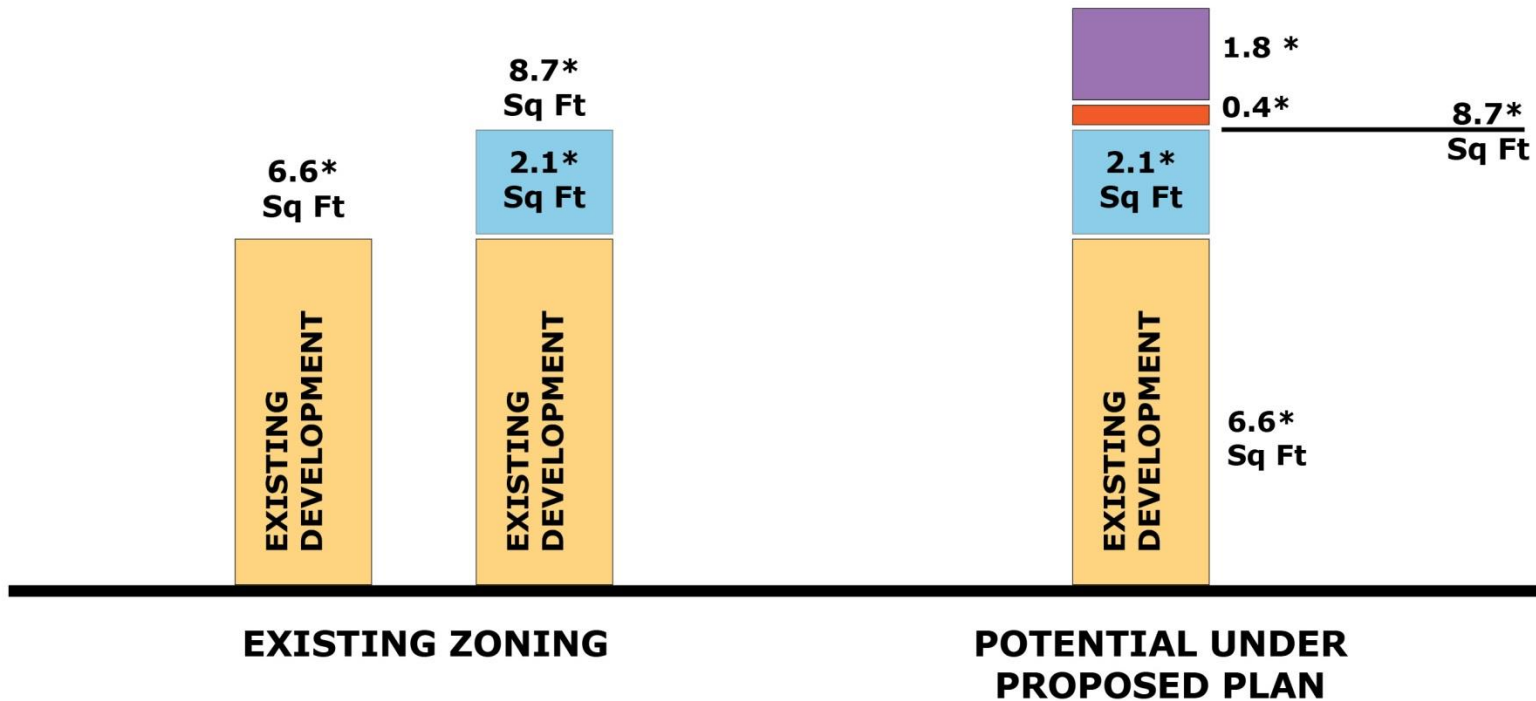
POTENTIAL LAND USE DIAGRAM AREA 4 (NRG/PEPCO)



POTENTIAL BUILDING SCALE DIAGRAM AREA 4 (NRG/PEPCO)



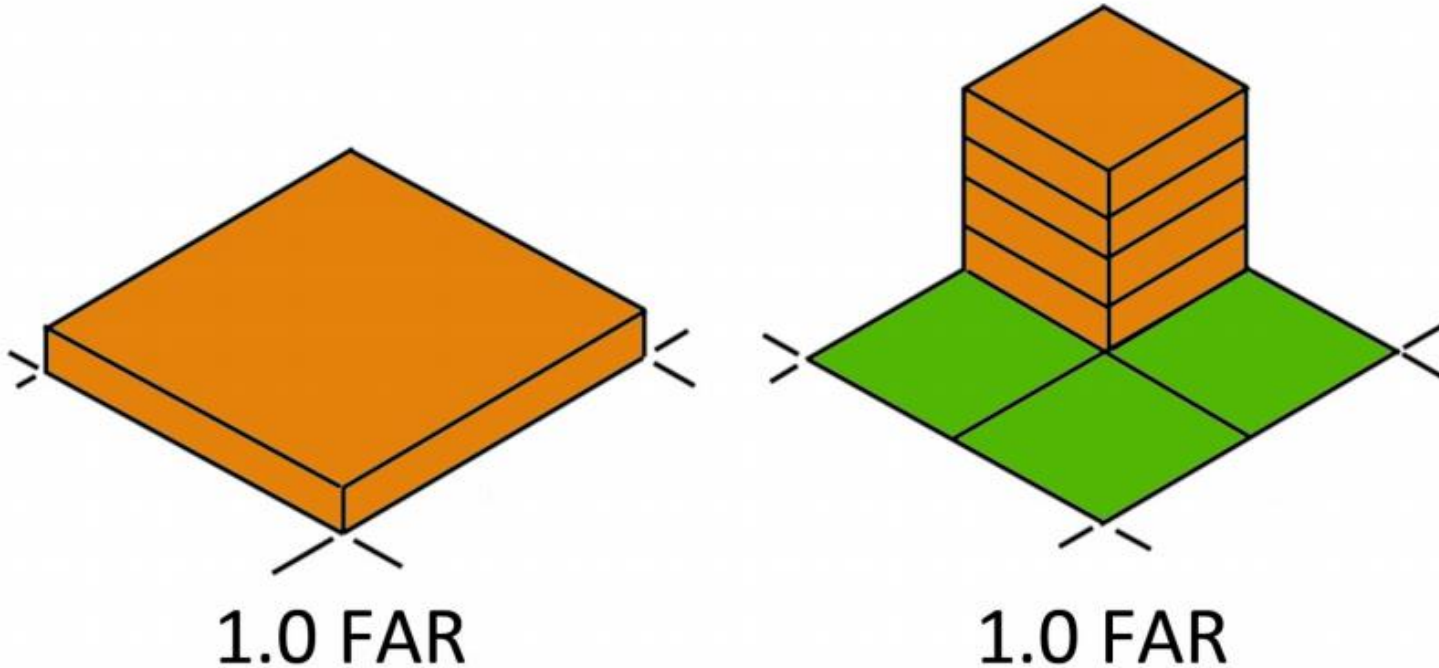
ALLOWED UNDER EXISTING ZONING AND POTENTIAL UNDER PROPOSED PLANNED DEVELOPMENT 2016-2040



* Numbers are in Millions

FLOOR AREA RATIO (FAR)

The floor area ratio of the building or buildings on any lot or tract or tract of land is the total aggregate floor area of such building or buildings divided by the area of that lot or tract or tract of land (*Source: City of Alexandria Zoning Ordinance*)



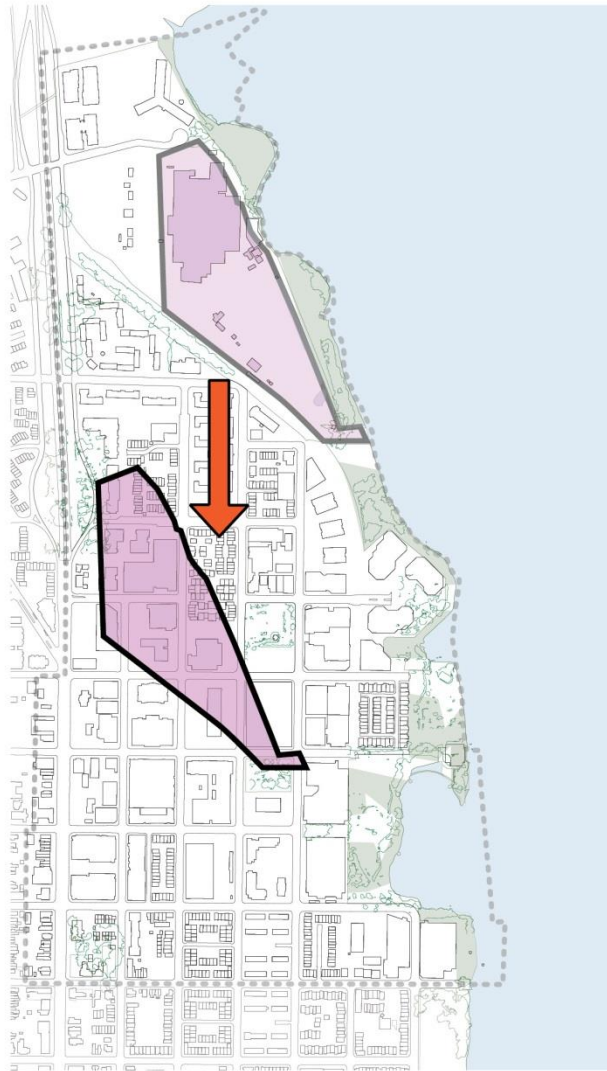
POTENTIAL PROPOSED PLANNED FLOOR AREA RATIO (FAR) AND COMPARISON TO OTHER SMALL AREA PLANS

SMALL AREA PLAN	OAKVILLE TRIANGLE/ RT 1 CORRIDOR	NORTH POTOMAC YARD	OLD TOWN NORTH
PLAN AREA (ACRES)	37	70	200
DEVELOPMENT FAR	2.50	3.60	1.80*

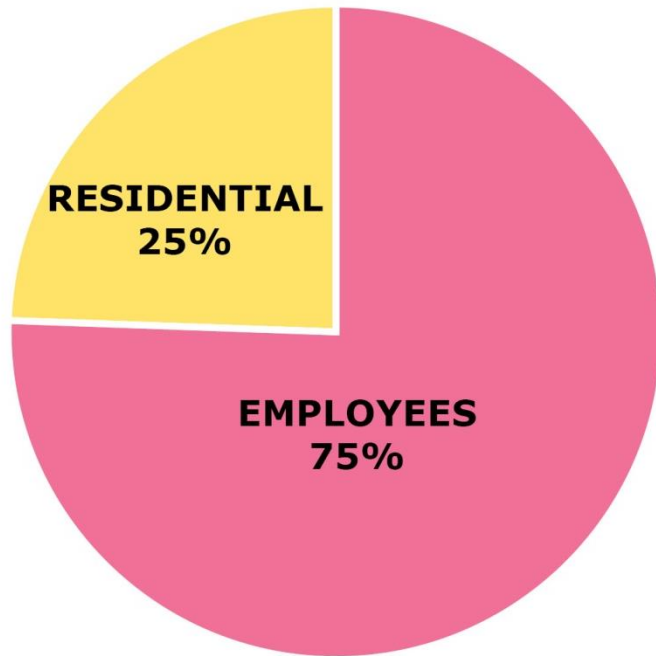
* Potential under proposed planned development

COMPARISON OF DEVELOPMENT

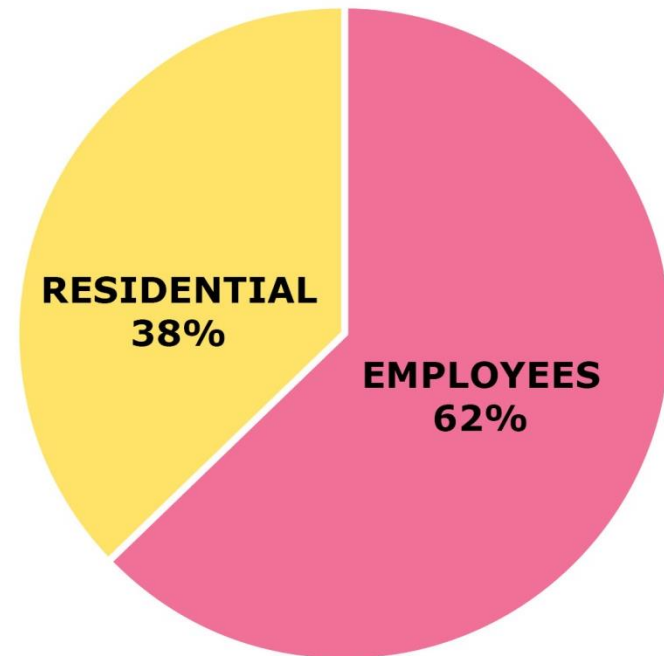
What Does 20 Acres of Development in Old Town North Look Like?



POTENTIAL POPULATION AND EMPLOYMENT GROWTH



**CURRENT
2015**



**PLAN
2040**

DISCUSSION

1. Advisory Group
2. Public Comment

OTN SAP GLOSSARY



GLOSSARY PURPOSE

These terms are for purposes of generating a common understanding of general planning terms that may be discussed under the OTN planning process. For specific direction on policies and processes for needed permits and development applications, care should be utilized to contact the appropriate department for assistance and guidance.

GLOSSARY

- Draft Glossary to follow after internal review.
- Meanwhile, is the list complete?
- Please send any additions by Wednesday, June 15th to Nancy Williams

MINI-CHARRETTE
HOST: AMERICAN REAL ESTATE
PARTNERS
(66 Canal Plaza – Base of Montgomery
Street)

MINI-CHARRETTE PURPOSE & OUTCOME

This Mini-Charrette is part of the planning process for the Old Town North Small Area Plan Update which began in September 2015. In concert with the community, the City and OTN SAP Advisory Group will utilize the Mini-Charrette to develop a draft illustrative design and a draft narrative that brings together the ideas and concepts examined since September under the OTN SAP Update planning process. The process recognizes that the composite illustrative graphics and narrative will be preliminary with additional study to follow.



MINI-CHARRETTE LOCATION & SCHEDULE

Location: 66 Canal Center Plaza, 2nd Floor

Thursday, June 23, 5-9PM, Kick-Off Open House

5-6PM	Open House and Reception
6-7PM	Overview of Weekend Mini-Charrette
7-9PM	Community Meeting: Panel Discussion

Friday, June 24, 8AM–9PM, Mini-Charrette

9AM-5PM	Topical Workshops and Studios
7-8:30PM	Community Meeting

Saturday, June 25, 8AM-6PM, Mini-Charrette

8AM-Noon	Open House (No Workshops/Studios)
1-3:30PM	Continuation of Topical Workshops and Studios
4:30-6PM	Community Meeting and Closing Reception
6PM	Montgomery Park Celebration

LOGISTICS

- All activities in 66 Canal Plaza, 2nd Floor
- Daytime Parking Status
- Community Meetings' Parking – After 6:30 PM, 801 N. Fairfax Street
- Childcare during Community Meetings
- Outreach – Flyer; Websites, eNews, & Advisory Group Assistance
- Videos/Notes - Community Meetings and some Workshops

PARTICIPANTS

- Advisory Group Members
- City Project Team
- OTN Community/Stakeholders

November Charrette OTN SAP Advisory Group Charrette Subcommittee

- Maria Wasowski
- Engin Artemel
- Vincent (Chip) Carlin
- Austin Flajser
- Kevin Harris
- Thomas Soapes
- Jeff Strup
- Christa Watters

DISCUSSION

1. Advisory Group
2. Public Comment

IMPLEMENTATION



ADDITIONAL RELATED STUDIES

- Eco District Plan Study (Summer)
- OTN History Plan (Summer)
- OTN Parking Study (Summer)
- Streetscape Improvements for Surface Parking Lots (Summer)
- Transportation Study (Fall)
- Sewer and Stormwater (Fall)

POST CHARRETTE

(July & August)

- Summarizing Charrette Outcomes
- Management of Pending Related Studies
- Begin Plan Development Process
 - Development of Chapters – Planning Categories
 - Drafting of background text
 - Following up on Charrette outcomes
- Coordinate with Implementation Subcommittee

IMPLEMENTATION SUBCOMMITTEE

Anticipated Role (July & August)

- Advisory Group representation for help as needed with Plan Development Process
- Check-ins with staff on progress of key studies
- Check-ins with staff on progress with key Plan elements from the Mini-Charrette
- All materials to be submitted for Advisory Group review/input at September 29th Meeting
- Anticipated October 2016 Schedule
 - Community Meeting
 - Planning Commission Work Session
 - City Council Work Session
- Anticipated Release of Draft Plan for Public Comment Period

DISCUSSION

1. Advisory Group
2. Public Comment